HOUSING MARKET INFORMATION

HOUSING NOW
Windsor CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2010

New Home Market

Construction slowed

After growing in the first half, new home starts in the Windsor Census Metropolitan Area[1] (CMA) declined in the third quarter after adjusting for seasonality. Higher carrying and transaction costs anticipated later in the year meant many buyers purchased early in the year, reducing the number of potential buyers in the third quarter. In addition, more choice in the resale market allowed many buyers to find what they wanted, which resulted in less spill-over demand into the new home market. Finally, employment eased after a strong rebound, which also kept some buyers on the side lines and adopting a wait and see attitude.

While the commencement of some non-residential construction projects helped support the local economy

Figure 1

Windsor CMA Housing Starts

Source: CMHC

[1] Census Metropolitan Area. Statistics Canada defines a census metropolitan area (CMA) as one or more adjacent municipalities integrated with an urban core. A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the urban core.

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and create jobs, the majority of jobs created in 2010 were part-time. Typically, both unemployment and overall employment decreased modestly at the beginning of the school year in September.

However, on a year-over-year basis, starts were up across all submarkets, with the sharpest increase recorded in Amherstburg. While the majority of starts occurred in Windsor city, growth was strongest in the neighbouring communities.

High-end homes accounted for a large and rising proportion of new housing. Priced above $350,000, these large suburban homes tend to be purchased by wealthier home buyers, who were less affected by the economic downturn. The popularity of high-end homes also pulled up the average price, which increased by four per cent compared to the same period in 2009. Mid-range home starts increased slightly in terms of shares in the Windsor CMA. Priced between $200,000 and $250,000, most of these starts were found in the City of Windsor.

Resale Market

Existing home market in balance

While Windsor's resale market continued to offer a large selection of homes at attractive prices, existing home sales softened after adjusting for seasonality in the third quarter. With the Bank of Canada broadcasting its intention to hike interest rates, many buyers closed their deals during the first half to avoid higher costs. With their purchases completed, they were out of the market by the third quarter and sales declined.

A strong run-up in prices during 2009 encouraged homeowners to list their homes and buy something that better satisfied their needs. On a seasonally adjusted basis, new listings peaked in the first quarter of 2010 and have been gradually easing off this peak since then. Sellers were also affected by the "pull-forward" effect, both because they believed the opportunity to sell would be better before mortgage rates increased and also because most planned to buy once they had sold their home. Sales have been declining faster than listings, prompting a significant cooling of market conditions. On a seasonally adjusted basis, the sales-to-new-listings ratio - a measure of market state - moved down about five percentage points during the third quarter, implying balanced market conditions in Q3.

Reflecting the cooler market conditions, the average existing home price moved down again in the third quarter on a seasonally adjusted basis. Windsor is a very affordable market. The average of approximately $157,000 in the third quarter was based on more than a quarter of total sales occurring at prices less than $100,000 and a few over $400,000 pulling up the average. Nearly 10 per cent of sales were homes priced less than $60,000. In many cases, the cost of renting is close to a monthly mortgage payment, encouraging first-time buyers to choose owning instead of renting.

Figure 2

Source: CREA, CMHC

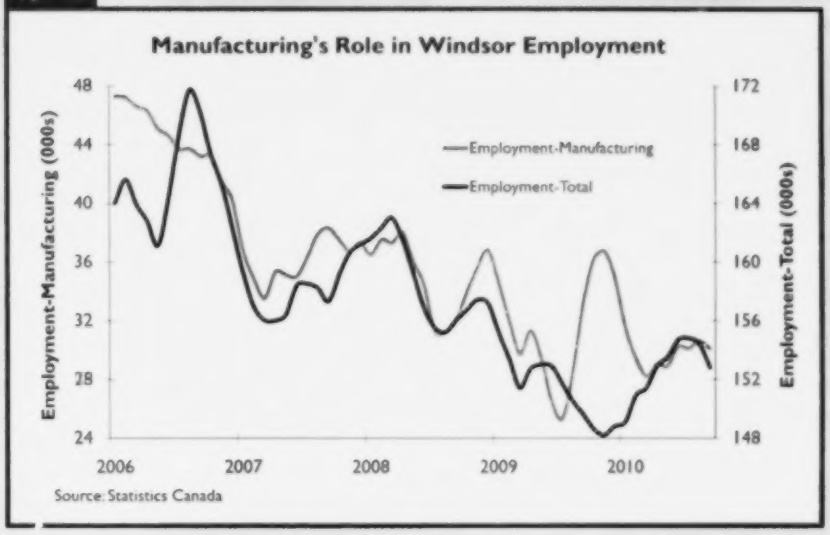
*Both sales and prices are seasonally adjusted. In addition, quarterly sales data are multiplied by 4 to show an annual rate

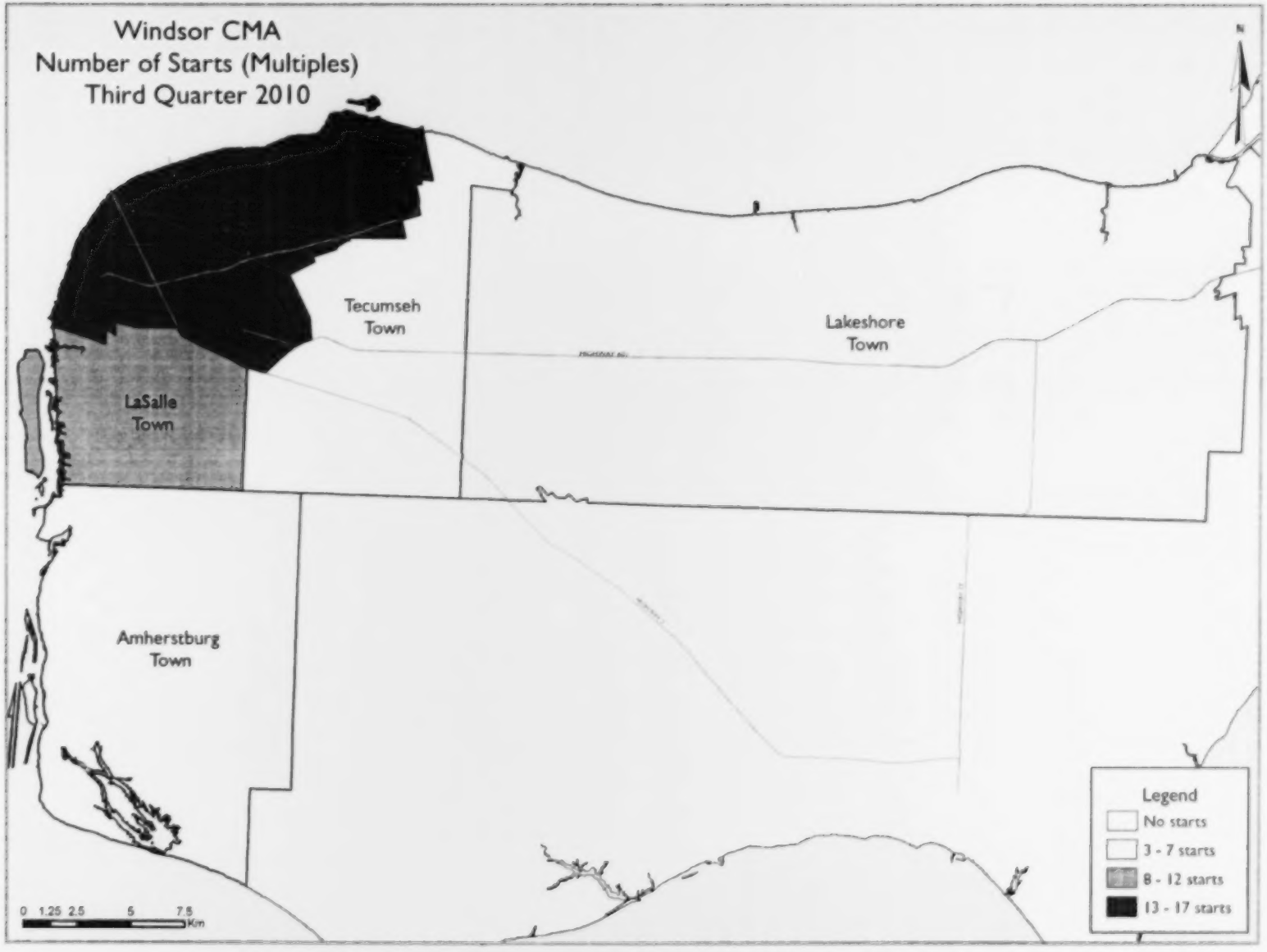
Manufacturing Still Influences Windsor's Employment

Five years ago, manufacturing sector employment in Windsor accounted for about 30 per cent of total employment in the CMA. However, a strong Canadian dollar and the recession caused automotive plant closures and lay-offs. Following these losses, the share of manufacturing employment in Windsor currently stands at about 20 per cent.

Despite this decrease in employment share, the chart shows that total and manufacturing employment are still quite closely linked. In 2009, the "cash for clunkers" and other incentives in the United States created a blip in the automotive employment, but a sharp short downturn in service sector employment offset any positive impact on the overall employment picture. The most recent upturn in manufacturing employment is not auto-related, which means that Windsor's effort to diversify its economy is showing some early signs of success.

Figure 3

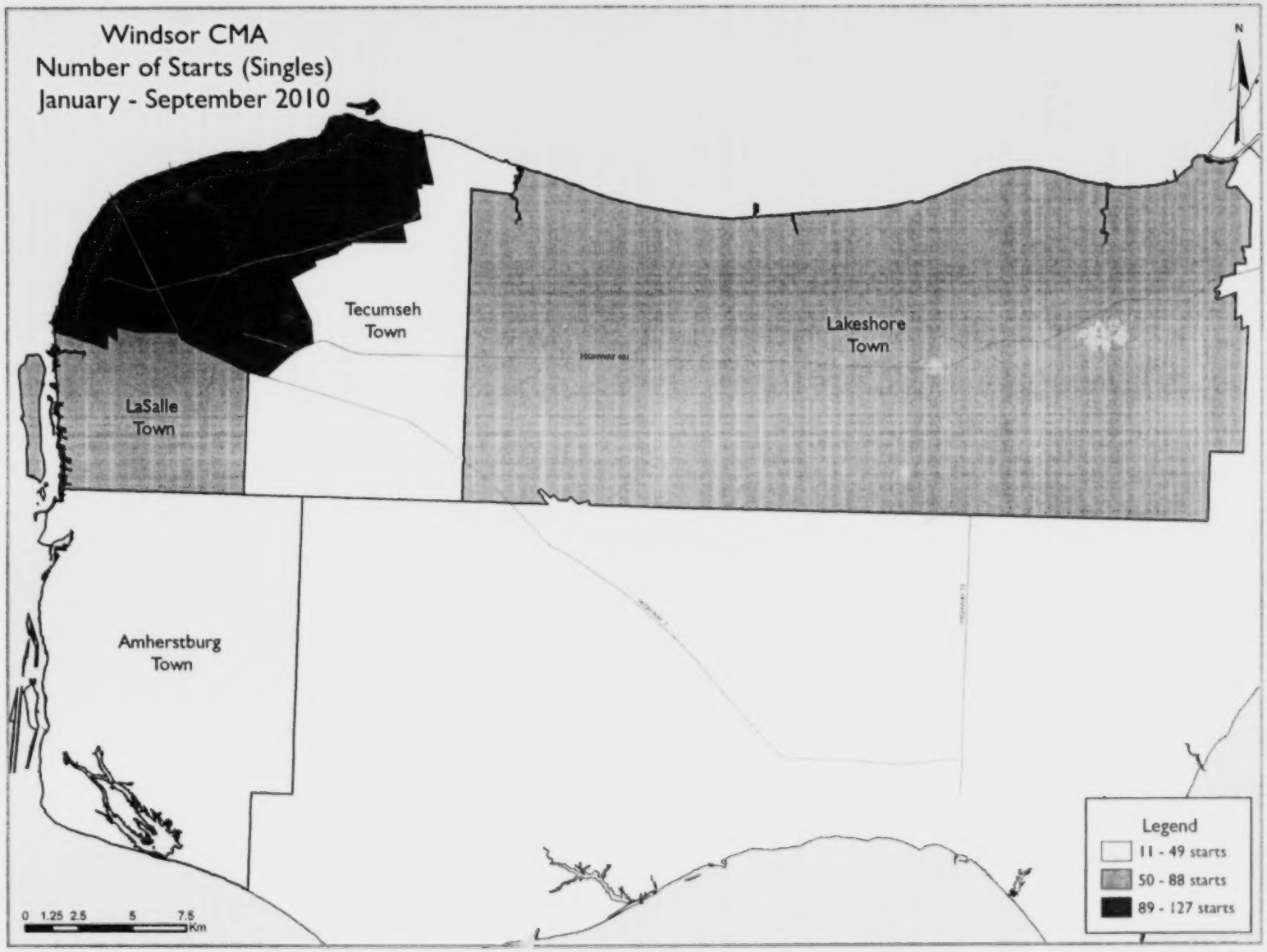


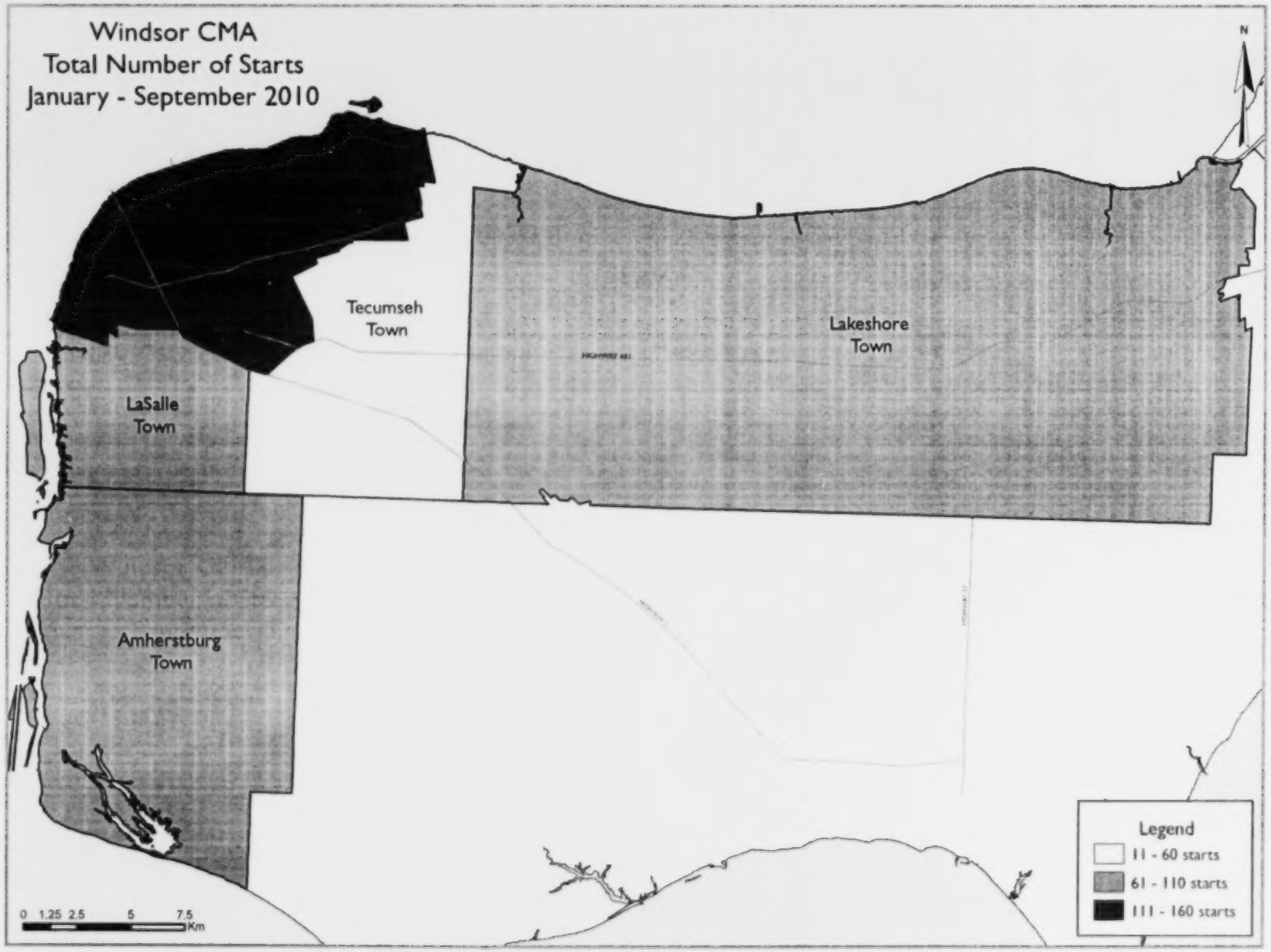

Windsor CMA
Number of Starts (Multiples)
Third Quarter 2010
N
Tecumseh
Town
Lakeshore
Town
LaSalle
Town
Amherstburg
Town
0 1.25 2.5 5 7.5
Km
Legend
No starts
3 - 7 starts
8 - 12 starts
13 - 17 starts

Windsor CMA
Number of Starts (Singles)
Third Quarter 2010
N
Tecumseh
Town
Lakeshore
Town
Amherstburg
Town
0 1.25 2.5 5 7.5
Km
Legend
4 - 17 starts
18 - 30 starts
31 - 44 starts

Windsor CMA
Total Number of Starts
Third Quarter 2010
Tecumseh
Town
Lakeshore
Town
Amherstburg
Town
0 1.25 2.5 5 7.5
Km
Legend
4 - 23 starts
24 - 42 starts
43 - 61 starts

Windsor CMA
Number of Starts (Multiples)
January - September 2010
Tecumseh
Town
Lakeshore
Town
LaSalle
Town
N
Legend
No starts
7 - 15 starts
16 - 24 starts
25 - 33 starts
0 1.25 2.5 5 7.5
Km


Windsor CMA
Number of Starts (Singles)
January - September 2010
N
Tecumseh
Town
Lakeshore
Town
LaSalle
Town
Amherstburg
Town
0 1.25 2.5 5 7.5
Km
Legend
11 - 49 starts
50 - 88 starts
89 - 127 starts


Windsor CMA
Total Number of Starts
January - September 2010
N
Tecumseh
Town
Lakeshore
Town
LaSalle
Town
Amherstburg
Town
0 1.25 2.5 5 7.5
Km
Legend
11 - 60 starts
61 - 110 starts
111 - 160 starts

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Windsor CMA
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2010	129	10	10	0	13	0	3	0	165
Q3 2009	87	2	14	0	9	0	0	4	116
% Change	48.3	**	-28.6	n/a	44.4	n/a	n/a	-100.0	42.2
Year-to-date 2010	342	14	14	0	35	0	3	16	424
Year-to-date 2009	190	6	22	0	26	0	0	4	248
% Change	80.0	133.3	-36.4	n/a	34.6	n/a	n/a	**	71.0
UNDER CONSTRUCTION									
Q3 2010	200	22	34	0	70	60	3	16	405
Q3 2009	147	12	40	0	118	60	0	4	381
% Change	36.1	83.3	-15.0	n/a	-40.7	0.0	n/a	**	6.3
COMPLETIONS									
Q3 2010	114	2	8	0	13	0	0	0	137
Q3 2009	74	2	8	0	13	0	0	12	109
% Change	54.1	0.0	0.0	n/a	0.0	n/a	n/a	-100.0	25.7
Year-to-date 2010	304	8	18	0	79	0	0	0	409
Year-to-date 2009	190	18	15	2	40	0	0	12	277
% Change	60.0	-55.6	20.0	-100.0	97.5	n/a	n/a	-100.0	47.7
COMPLETED & NOT ABSORBED									
Q3 2010	36	2	2	0	4	12	0	0	56
Q3 2009	37	3	3	0	2	12	0	0	57
% Change	-2.7	-33.3	-33.3	n/a	100.0	0.0	n/a	n/a	-1.8
ABSORBED									
Q3 2010	117	3	7	0	13	0	0	0	140
Q3 2009	87	7	7	0	15	2	0	12	130
% Change	34.5	-57.1	0.0	n/a	-13.3	-100.0	n/a	-100.0	7.7
Year-to-date 2010	301	9	19	1	76	0	0	0	406
Year-to-date 2009	197	23	12	1	41	5	0	13	292
% Change	52.8	-60.9	58.3	0.0	85.4	-100.0	n/a	-100.0	39.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Windsor City									
Q3 2010	44	8	6	0	0	0	3	0	61
Q3 2009	24	0	6	0	0	0	0	4	34
LaSalle Town									
Q3 2010	37	2	0	0	7	0	0	0	46
Q3 2009	27	2	0	0	0	0	0	0	29
Lakeshore Township									
Q3 2010	27	0	0	0	3	0	0	0	30
Q3 2009	24	0	8	0	9	0	0	0	41
Amherstburg Township									
Q3 2010	17	0	4	0	3	0	0	0	24
Q3 2009	9	0	0	0	0	0	0	0	9
Tecumseh Town									
Q3 2010	4	0	0	0	0	0	0	0	4
Q3 2009	3	0	0	0	0	0	0	0	3
Windsor CMA									
Q3 2010	129	10	10	0	13	0	3	0	165
Q3 2009	87	2	14	0	9	0	0	4	116
UNDER CONSTRUCTION									
Windsor City									
Q3 2010	66	10	14	0	44	0	3	0	137
Q3 2009	43	2	6	0	87	0	0	4	142
LaSalle Town									
Q3 2010	53	8	0	0	14	46	0	0	121
Q3 2009	43	6	3	0	14	46	0	0	112
Lakeshore Township									
Q3 2010	49	2	13	0	3	0	0	0	67
Q3 2009	40	2	20	0	14	0	0	0	76
Amherstburg Township									
Q3 2010	24	2	7	0	9	14	0	16	72
Q3 2009	16	2	11	0	3	14	0	0	46
Tecumseh Town									
Q3 2010	8	0	0	0	0	0	0	0	8
Q3 2009	5	0	0	0	0	0	0	0	5
Windsor CMA									
Q3 2010	200	22	34	0	70	60	3	16	405
Q3 2009	147	12	40	0	118	60	0	4	381

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Windsor City									
Q3 2010	43	2	0	0	7	0	0	0	52
Q3 2009	26	2	0	0	10	0	0	12	50
LaSalle Town									
Q3 2010	22	0	0	0	3	0	0	0	25
Q3 2009	17	0	0	0	0	0	0	0	17
Lakeshore Township									
Q3 2010	27	0	4	0	3	0	0	0	34
Q3 2009	20	0	4	0	3	0	0	0	27
Amherstburg Township									
Q3 2010	20	0	4	0	0	0	0	0	24
Q3 2009	6	0	4	0	0	0	0	0	10
Tecumseh Town									
Q3 2010	2	0	0	0	0	0	0	0	2
Q3 2009	5	0	0	0	0	0	0	0	5
Windsor CMA									
Q3 2010	114	2	8	0	13	0	0	0	137
Q3 2009	74	2	8	0	13	0	0	12	109
COMPLETED & NOT ABSORBED									
Windsor City									
Q3 2010	17	2	0	0	2	12	0	0	33
Q3 2009	20	2	0	0	2	12	0	0	36
LaSalle Town									
Q3 2010	5	0	0	0	1	0	0	0	6
Q3 2009	5	1	0	0	0	0	0	0	6
Lakeshore Township									
Q3 2010	10	0	1	0	1	0	0	0	12
Q3 2009	11	0	1	0	0	0	0	0	12
Amherstburg Township									
Q3 2010	4	0	1	0	0	0	0	0	5
Q3 2009	1	0	2	0	0	0	0	0	3
Tecumseh Town									
Q3 2010	0	0	0	0	0	0	0	0	0
Q3 2009	0	0	0	0	0	0	0	0	0
Windsor CMA									
Q3 2010	36	2	2	0	4	12	0	0	56
Q3 2009	37	3	3	0	2	12	0	0	57

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Windsor City									
Q3 2010	46	3	0	0	8	0	0	0	57
Q3 2009	31	4	0	0	10	2	0	12	59
LaSalle Town									
Q3 2010	22	0	0	0	2	0	0	0	24
Q3 2009	15	1	0	0	1	0	0	0	17
Lakeshore Township									
Q3 2010	28	0	4	0	3	0	0	0	35
Q3 2009	28	0	4	0	4	0	0	0	36
Amherstburg Township									
Q3 2010	18	0	3	0	0	0	0	0	21
Q3 2009	8	1	3	0	0	0	0	0	12
Tecumseh Town									
Q3 2010	3	0	0	0	0	0	0	0	3
Q3 2009	5	1	0	0	0	0	0	0	6
Windsor CMA									
Q3 2010	117	3	7	0	13	0	0	0	140
Q3 2009	87	7	7	0	15	2	0	12	130

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Windsor CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614
% Change	-39.9	-4.0	-77.7	n/a	n/a	-77.1	-100.0	**	-41.2
2006	692	50	94	0	0	201	4	4	1,045
% Change	-37.7	-47.9	-43.4	n/a	n/a	171.6	-75.0	-88.2	-30.1
2005	1,110	96	166	0	0	74	16	34	1,496
% Change	-27.9	-50.0	-31.7	n/a	-100.0	-58.0	-20.0	-67.0	-34.6
2004	1,539	192	243	0	14	176	20	103	2,287
% Change	-5.6	-9.9	1.3	n/a	n/a	102.3	**	**	2.2
2003	1,631	213	240	0	0	87	4	14	2,237
% Change	-5.5	-39.1	39.5	n/a	n/a	-58.4	0.0	-46.2	-10.2
2002	1,726	350	172	0	0	209	4	26	2,490
% Change	7.6	60.6	18.6	n/a	-100.0	58.3	100.0	-40.9	15.4
2001	1,604	218	145	0	11	132	2	44	2,157
% Change	-8.2	-25.3	27.2	n/a	n/a	-7.0	-75.0	46.7	-9.4
2000	1,748	292	114	0	0	142	8	30	2,382

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Windsor City	44	24	8	0	7	6	2	4	61	34	79.4
LaSalle Town	37	27	2	2	7	0	0	0	46	29	58.6
Lakeshore Township	27	24	0	0	3	17	0	0	30	41	-26.8
Amherstburg Township	17	9	0	0	7	0	0	0	24	9	166.7
Tecumseh Town	4	3	0	0	0	0	0	0	4	3	33.3
Windsor CMA	129	87	10	2	24	23	2	4	165	116	42.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Windsor City	127	57	12	2	19	20	2	4	160	83	92.8
LaSalle Town	86	53	2	4	14	0	0	0	102	57	78.9
Lakeshore Township	78	52	0	0	7	24	0	0	85	76	11.8
Amherstburg Township	40	20	0	0	10	4	16	0	66	24	175.0
Tecumseh Town	11	8	0	0	0	0	0	0	11	8	37.5
Windsor CMA	342	190	14	6	50	48	18	4	424	248	71.0

Source: CMHC (Starts and Completions urvey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Windsor City	4	6	3	0	2	0	0	4
LaSalle Town	7	0	0	0	0	0	0	0
Lakeshore Township	3	17	0	0	0	0	0	0
Amherstburg Township	7	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	21	23	3	0	2	0	0	4

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Windsor City	16	20	3	0	2	0	0	4
LaSalle Town	14	0	0	0	0	0	0	0
Lakeshore Township	7	24	0	0	0	0	0	0
Amherstburg Township	10	4	0	0	0	0	16	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	47	48	3	0	2	0	16	4

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Windsor City	58	30	0	0	3	4	61	34
LaSalle Town	39	29	7	0	0	0	46	29
Lakeshore Township	27	32	3	9	0	0	30	41
Amherstburg Township	21	9	3	0	0	0	24	9
Tecumseh Town	4	3	0	0	0	0	4	3
Windsor CMA	149	103	13	9	3	4	165	116

Table 2.5: Starts by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Windsor City	145	65	12	14	3	4	160	83
LaSalle Town	88	57	14	0	0	0	102	57
Lakeshore Township	82	64	3	12	0	0	85	76
Amherstburg Township	44	24	6	0	16	0	66	24
Tecumseh Town	11	8	0	0	0	0	11	8
Windsor CMA	370	218	35	26	19	4	424	248

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Windsor City	43	26	2	2	7	10	0	12	52	50	4.0
LaSalle Town	22	17	0	0	3	0	0	0	25	17	47.1
Lakeshore Township	27	20	0	0	7	7	0	0	34	27	25.9
Amherstburg Township	20	6	0	0	4	4	0	0	24	10	140.0
Tecumseh Town	2	5	0	0	0	0	0	0	2	5	-60.0
Windsor CMA	114	74	2	2	21	21	0	12	137	109	25.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Windsor City	118	76	8	12	49	35	0	12	175	135	29.6
LaSalle Town	80	41	0	6	16	0	0	0	96	47	104.3
Lakeshore Township	63	48	0	2	21	11	0	0	84	61	37.7
Amherstburg Township	35	17	0	0	11	7	0	0	46	24	91.7
Tecumseh Town	8	10	0	0	0	0	0	0	8	10	-20.0
Windsor CMA	304	192	8	20	97	53	0	12	409	277	47.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Windsor City	7	10	0	0	0	0	0	12
LaSalle Town	3	0	0	0	0	0	0	0
Lakeshore Township	7	7	0	0	0	0	0	0
Amherstburg Township	4	4	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	21	21	0	0	0	0	0	12

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Windsor City	49	35	0	0	0	0	0	12
LaSalle Town	16	0	0	0	0	0	0	0
Lakeshore Township	21	11	0	0	0	0	0	0
Amherstburg Township	11	7	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	97	53	0	0	0	0	0	12

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Windsor City	45	28	7	10	0	12	52	50
LaSalle Town	22	17	3	0	0	0	25	17
Lakeshore Township	31	24	3	3	0	0	34	27
Amherstburg Township	24	10	0	0	0	0	24	10
Tecumseh Town	2	5	0	0	0	0	2	5
Windsor CMA	124	84	13	13	0	12	137	109

Table 3.5: Completions by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Windsor City	126	86	49	37	0	12	175	135
LaSalle Town	83	45	13	2	0	0	96	47
Lakeshore Township	70	58	14	3	0	0	84	61
Amherstburg Township	43	24	3	0	0	0	46	24
Tecumseh Town	8	10	0	0	0	0	8	10
Windsor CMA	330	223	79	42	0	12	409	277

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q3 2010	12	26.1	16	34.8	8	17.4	5	10.9	5	10.9	46	225,769	254,923
Q3 2009	8	26.7	8	26.7	6	20.0	6	20.0	2	6.7	30	248,096	270,289
Year-to-date 2010	20	17.2	44	37.9	24	20.7	12	10.3	16	13.8	116	238,095	261,340
Year-to-date 2009	21	30.0	16	22.9	17	24.3	11	15.7	5	7.1	70	246,667	263,288
LaSalle Town													
Q3 2010	0	0.0	1	4.5	1	4.5	8	36.4	12	54.5	22	375,000	415,128
Q3 2009	0	0.0	0	0.0	3	20.0	4	26.7	8	53.3	15	366,667	381,826
Year-to-date 2010	0	0.0	4	4.9	8	9.8	19	23.2	51	62.2	82	373,048	409,284
Year-to-date 2009	0	0.0	6	14.6	9	22.0	9	22.0	17	41.5	41	329,000	341,252
Lakeshore Township													
Q3 2010	0	0.0	1	3.6	9	32.1	9	32.1	9	32.1	28	310,928	331,082
Q3 2009	1	3.6	5	17.9	8	28.6	6	21.4	8	28.6	28	299,762	310,000
Year-to-date 2010	1	1.6	3	4.8	17	27.0	19	30.2	23	36.5	63	320,000	347,414
Year-to-date 2009	2	3.8	10	18.9	19	35.8	7	13.2	15	28.3	53	280,952	309,534
Amherstburg Township													
Q3 2010	1	5.6	3	16.7	5	27.8	4	22.2	5	27.8	18	290,000	394,011
Q3 2009	1	14.3	2	28.6	1	14.3	1	14.3	2	28.6	7	--	--
Year-to-date 2010	2	6.5	11	35.5	6	19.4	5	16.1	7	22.6	31	269,524	350,805
Year-to-date 2009	4	19.0	4	19.0	7	33.3	2	9.5	4	19.0	21	268,571	317,908
Tecumseh Town													
Q3 2010	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	--	--
Q3 2009	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Year-to-date 2010	0	0.0	2	22.2	1	11.1	2	22.2	4	44.4	9	--	--
Year-to-date 2009	1	9.1	1	9.1	1	9.1	2	18.2	6	54.5	11	360,000	333,909
Windsor CMA													
Q3 2010	13	11.1	22	18.8	24	20.5	26	22.2	32	27.4	117	296,190	326,600
Q3 2009	10	11.8	15	17.6	19	22.4	18	21.2	23	27.1	85	290,000	311,652
Year-to-date 2010	23	7.6	64	21.3	56	18.6	57	18.9	101	33.6	301	300,000	331,753
Year-to-date 2009	28	14.3	37	18.9	53	27.0	31	15.8	47	24.0	196	279,024	301,918

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2010

Submarket	Q3 2010	Q3 2009	% Change	YTD 2010	YTD 2009	% Change
Windsor City	254,923	270,289	-5.7	261,340	263,288	-0.7
LaSalle Town	415,128	381,826	8.7	409,284	341,252	19.9
Lakeshore Township	331,082	310,000	6.8	347,414	309,534	12.2
Amherstburg Township	394,011	--	n/a	350,805	317,908	10.3
Tecumseh Town	--	--	n/a	--	333,909	n/a
Windsor CMA	326,600	311,652	4.8	331,753	301,918	9.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Windsor
Third Quarter 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	185	-36.2	296	1,010	928	31.9	151,519	-4.0	152,458
	February	260	-30.7	304	720	783	38.8	133,523	-15.7	142,857
	March	342	-9.0	331	1,036	943	35.1	144,195	-10.4	149,537
	April	401	-12.1	347	952	804	43.2	149,299	-7.1	149,638
	May	391	-19.9	345	883	812	42.5	153,622	-3.8	152,766
	June	522	9.4	386	926	821	47.0	163,602	0.0	163,080
	July	482	6.6	398	926	848	46.9	158,787	-2.4	155,482
	August	472	12.9	407	830	836	48.7	162,430	-1.3	156,543
	September	439	-0.7	415	841	843	49.2	154,527	-2.8	153,693
	October	475	34.2	471	841	844	55.8	154,212	4.6	157,604
	November	380	68.1	472	712	849	55.6	149,178	-10.0	151,560
	December	312	62.5	489	456	821	59.6	153,776	2.2	154,553
2010	January	293	58.4	492	840	830	59.3	153,352	1.2	157,746
	February	355	36.5	418	787	850	49.2	152,089	13.9	169,537
	March	485	41.8	461	974	892	51.7	148,139	2.7	155,216
	April	510	27.2	441	1,073	847	52.1	157,579	5.5	158,086
	May	498	27.4	425	916	827	51.4	158,414	3.1	156,691
	June	492	-5.7	377	977	867	43.5	165,360	1.1	162,099
	July	423	-12.2	374	877	816	45.8	168,546	6.1	160,571
	August	421	-10.8	357	893	859	41.6	162,074	-0.2	154,333
	September	408	-7.1	372	883	858	43.4	159,666	3.3	155,646
	October									
	November									
	December									
	Q3 2009	**1,393**	**6.2**		**2,597**			**158,679**	**-2.1**	
	Q3 2010	**1,252**	**-10.1**		**2,653**			**163,476**	**3.0**	
	YTD 2009	**3,494**	**-7.4**		**8,124**			**154,103**	**-4.3**	
	YTD 2010	**3,885**	**11.2**		**8,220**			**158,573**	**2.9**	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Third Quarter 2010

		Interest Rates			NHPI, Total, Windsor CMA 1997=100	CPI, 2002 =100 (Ontario)	Windsor Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	103.7	112.4	155.2	11.1	63.9	794
	February	627	5.00	5.79	103.7	113.1	153.4	13.1	64.7	785
	March	613	4.50	5.55	103.7	113.7	151.4	14.2	64.6	785
	April	596	3.90	5.25	103.7	113.2	152.7	14.1	65.1	784
	May	596	3.90	5.25	103.7	114.0	153.0	14.2	65.3	782
	June	631	3.75	5.85	103.7	114.2	152.9	14.5	65.5	768
	July	631	3.75	5.85	104.2	113.7	151.7	15.2	65.4	765
	August	631	3.75	5.85	103.8	113.7	150.5	14.6	64.5	777
	September	610	3.70	5.49	103.1	113.8	149.6	14.0	63.6	788
	October	630	3.80	5.84	103.3	113.9	148.6	13.3	62.6	803
	November	616	3.60	5.59	104.0	114.6	148.2	12.8	62.1	808
	December	610	3.60	5.49	104.0	114.1	148.8	12.7	62.3	827
2010	January	610	3.60	5.49	104.0	114.5	149.1	12.8	62.4	830
	February	604	3.60	5.39	104.0	115.1	150.9	12.4	63.0	824
	March	631	3.60	5.85	104.0	115.3	151.4	12.2	63.0	811
	April	655	3.80	6.25	104.0	115.7	152.9	12.6	63.9	799
	May	639	3.70	5.99	103.8	116.2	153.5	12.7	64.2	799
	June	633	3.60	5.89	103.7	116.0	154.7	12.5	64.6	798
	July	627	3.50	5.79	102.1	117.0	154.8	11.6	63.9	802
	August	604	3.30	5.39	102.5	117.0	154.4	11.1	63.4	806
	September	604	3.30	5.39		117.1	152.8	10.9	62.5	807
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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